

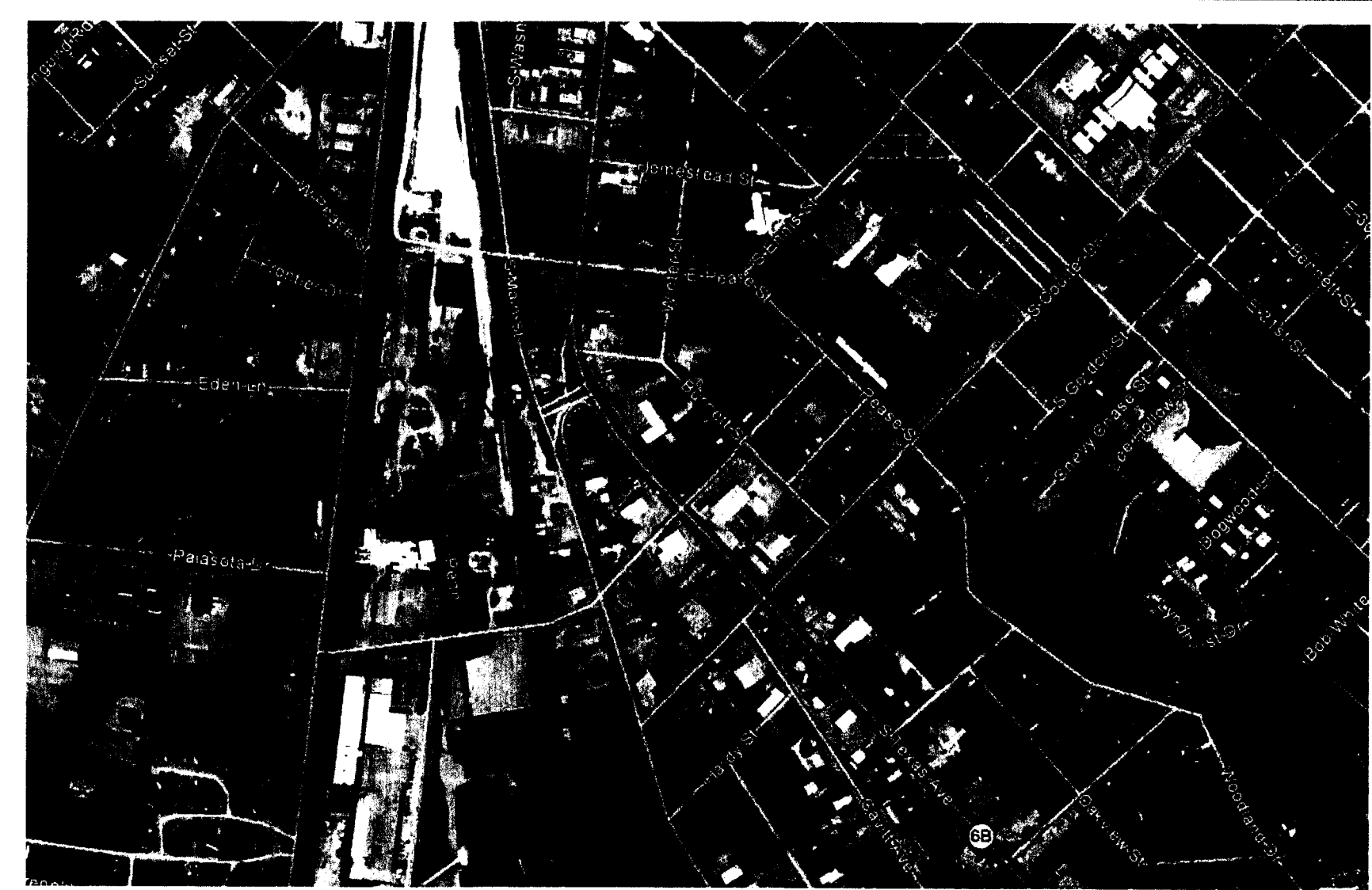
BUILDING DATA SUMMARY			
EXISTING USE:	VACANT		
PROPOSED USE:	OFFICE/WAREHOUSE		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	6,000	18	V-8
BUILDING SPRINKLER:	NO		
FIRM MAP NO.:	48041C0141C (REVISED 05/16/2012)		
	(Not located in 100 year floodplain or floodway)		

PARKING TABULATION			
PARKING REQUIREMENT:			
OFFICE	400 SF	1 SPACE/300 SF	
WAREHOUSE	5600 SF	1 SPACE/600SF	
		12	
LOCATED ON SUBJECT SITE: 15 SPACES (14 STD, 1 ADA)			

UTILITY DEMANDS			
Minimum Water	0 GPM		
Maximum Water	4 GPM	(Peak Flow = Avg. Daily Flow * 4)	
Average Water	1 GPM		
Max. Sewer Load	800 GPD	(Based on 16 hour day usage)	
Fire Flow Requirement	2,000 GPM	(Based on Fire Code Tables B105.1 & C105.1)	

- SITE PLAN NOTES:**
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
  - REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND / OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN OR CITY PERMITTED CONTRACTOR(S) ONLY.
  - EXISTING WATER AND SEWER LINES SHOWN ARE BASED ON SURVEYED INFORMATION AND CITY OF BRYAN UTILITY MAPS. CONTRACTOR TO FIELD VERIFY TIE-IN LOCATIONS AND FLOWLINES OF EXISTING LINES.
  - ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE ROCK), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY REQUIREMENTS.
  - ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
  - ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
  - SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
  - METERS TO BE IN A VAULT AND TOUCH-READ. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
  - ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
  - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
  - FIRE LANE STRIPING AND SIGNAGE TO COMPLY WITH CITY OF BRYAN REQUIREMENTS.

LEGEND:	
	PROPOSED BUILDING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING PAVEMENT EDGE
	FIRE LANE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP PARKING
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SS DOUBLE CLEANOUT



LOCATION MAP  
NTS

**SITE PLAN FOR:**  
**WATSON COMMERCIAL DEVELOPMENT**  
JUN 05 2013  
**BURNETT STREET  
BRYAN, TX 77802  
1.40 ACRES  
LOTS 22, 23, AND A PORTION OF LOTS 8-11,  
BLOCK 8, WINTER ESTATE  
BRYAN, BRAZOS COUNTY, TEXAS  
ZONING: C-3, RD-5**

**OWNER/DEVELOPER/APPLICANT:**  
WATSON PC, L.P.  
1211 SOUTH TEXAS AVENUE  
BRYAN, TX 77803  
TELEPHONE: 979-823-0918  
CONTACT: JOSHUA WATSON  
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PREPARED BY:



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**JUNE 5, 2013**